

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Winnipeg CMA

Date Released: June 2017



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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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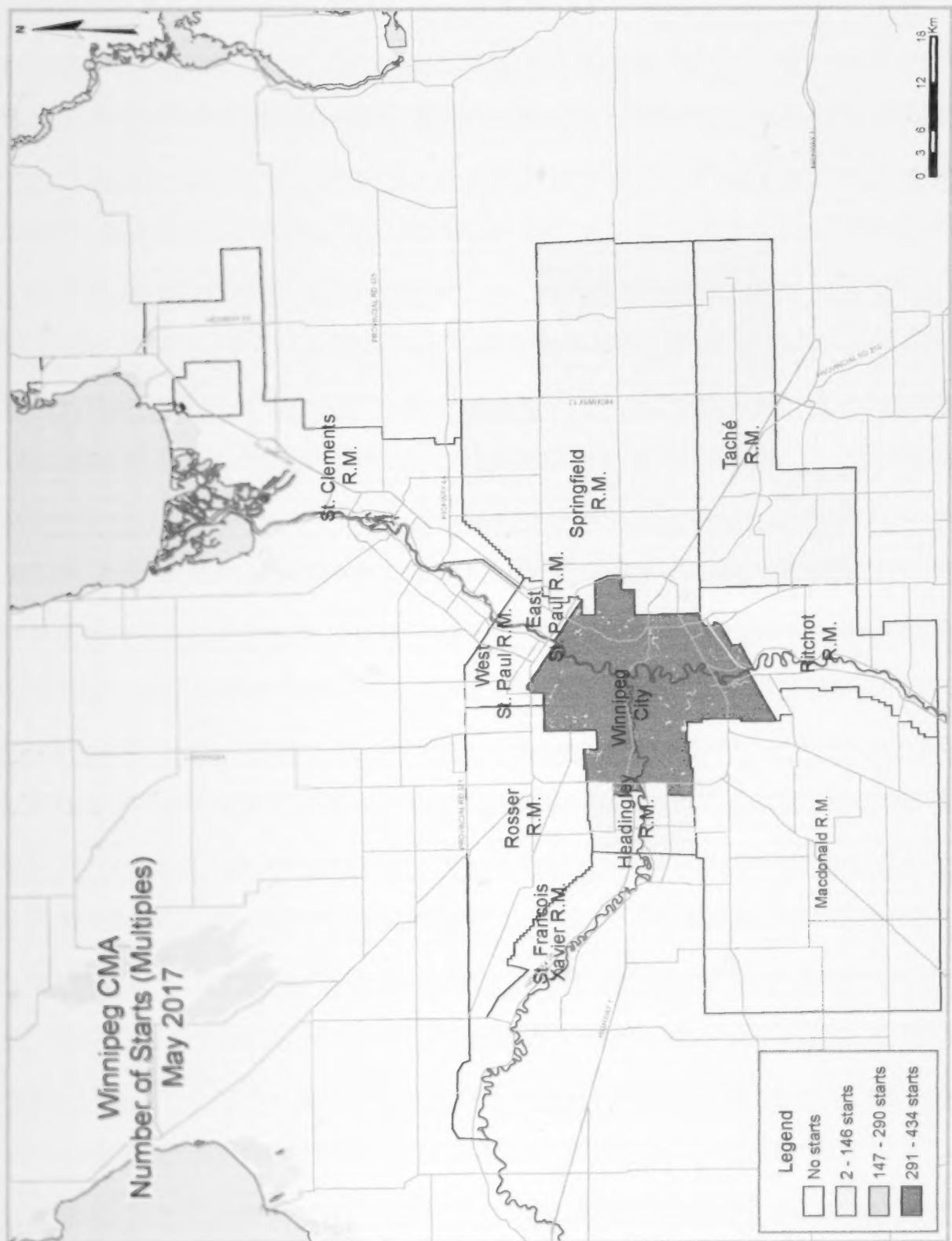
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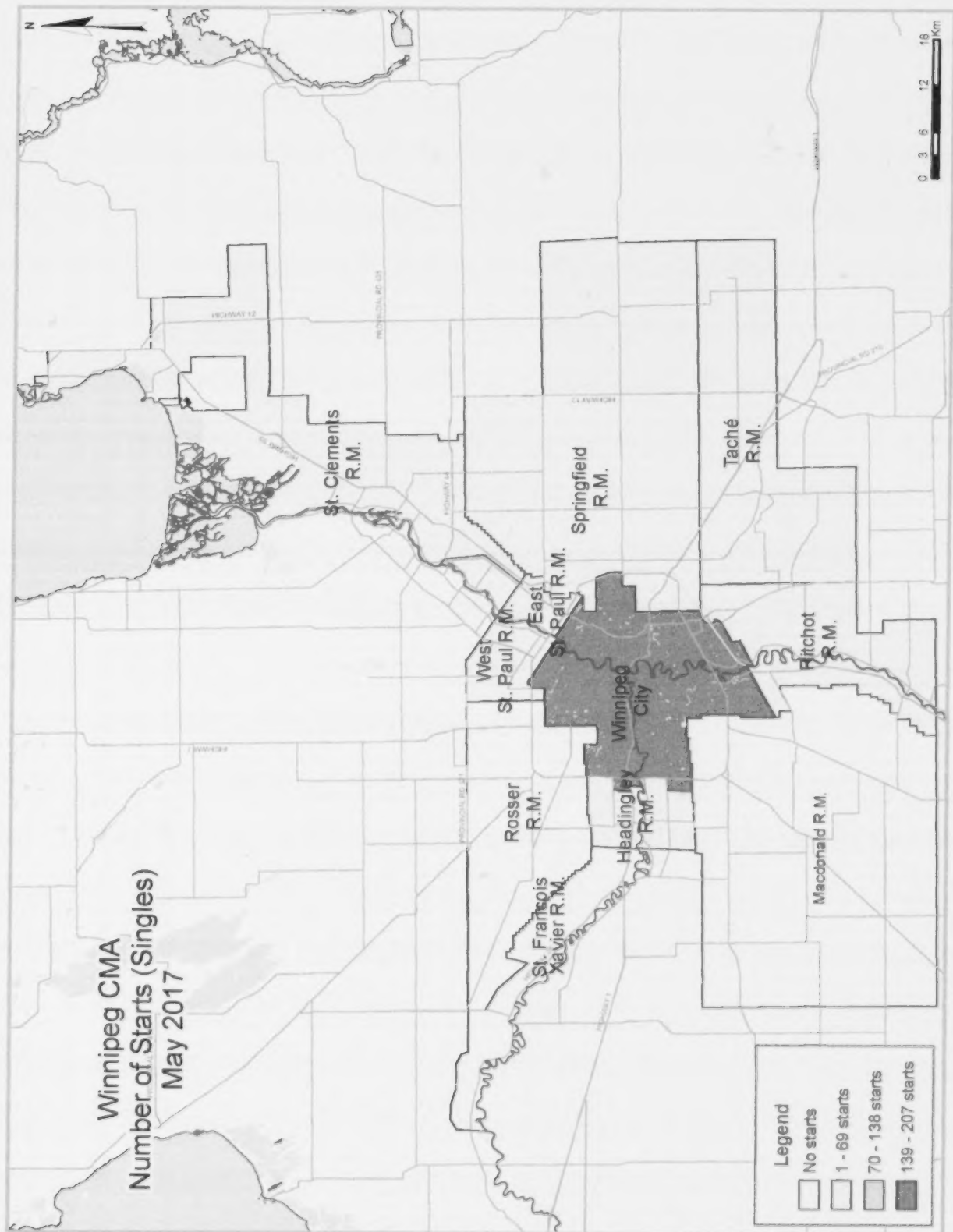
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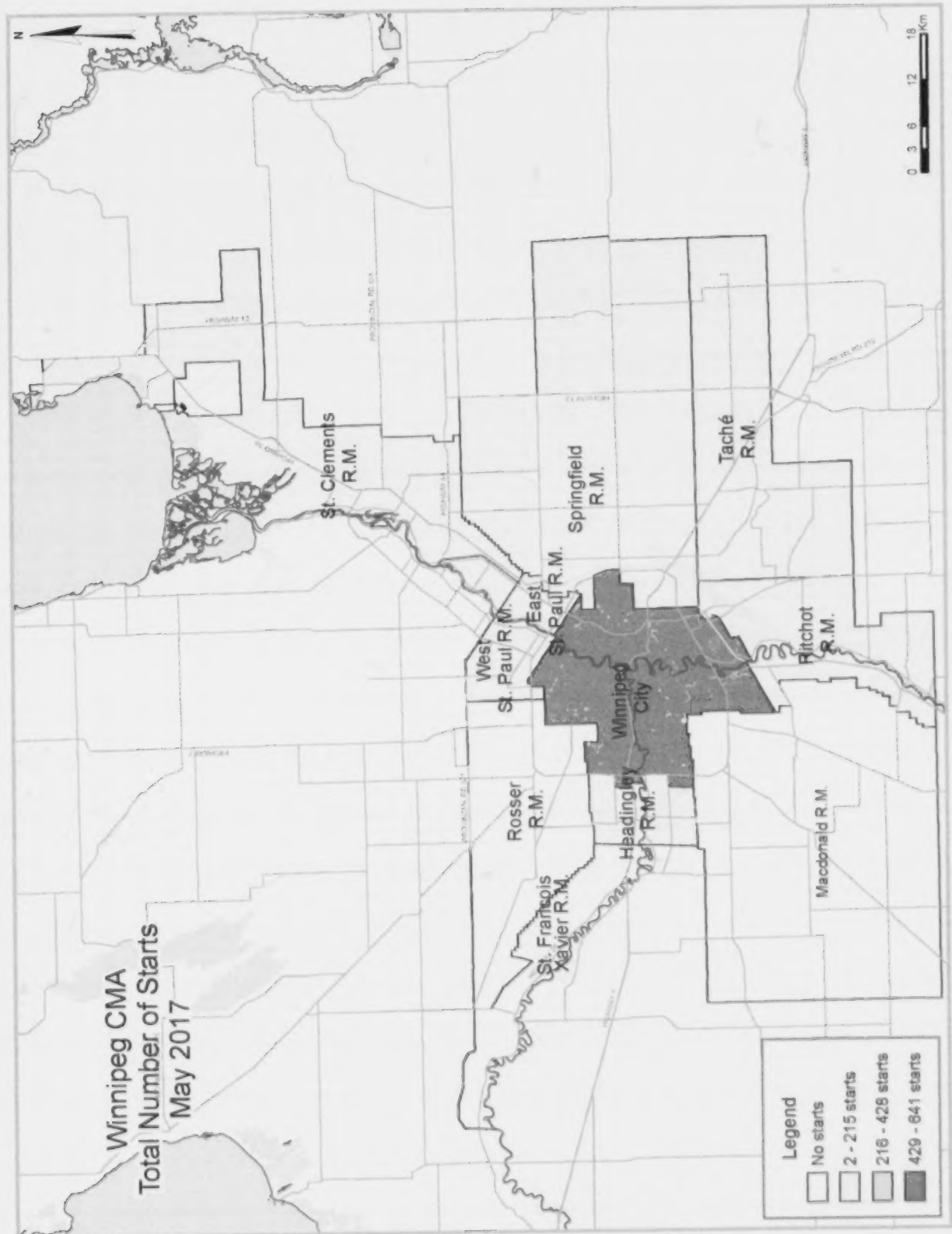
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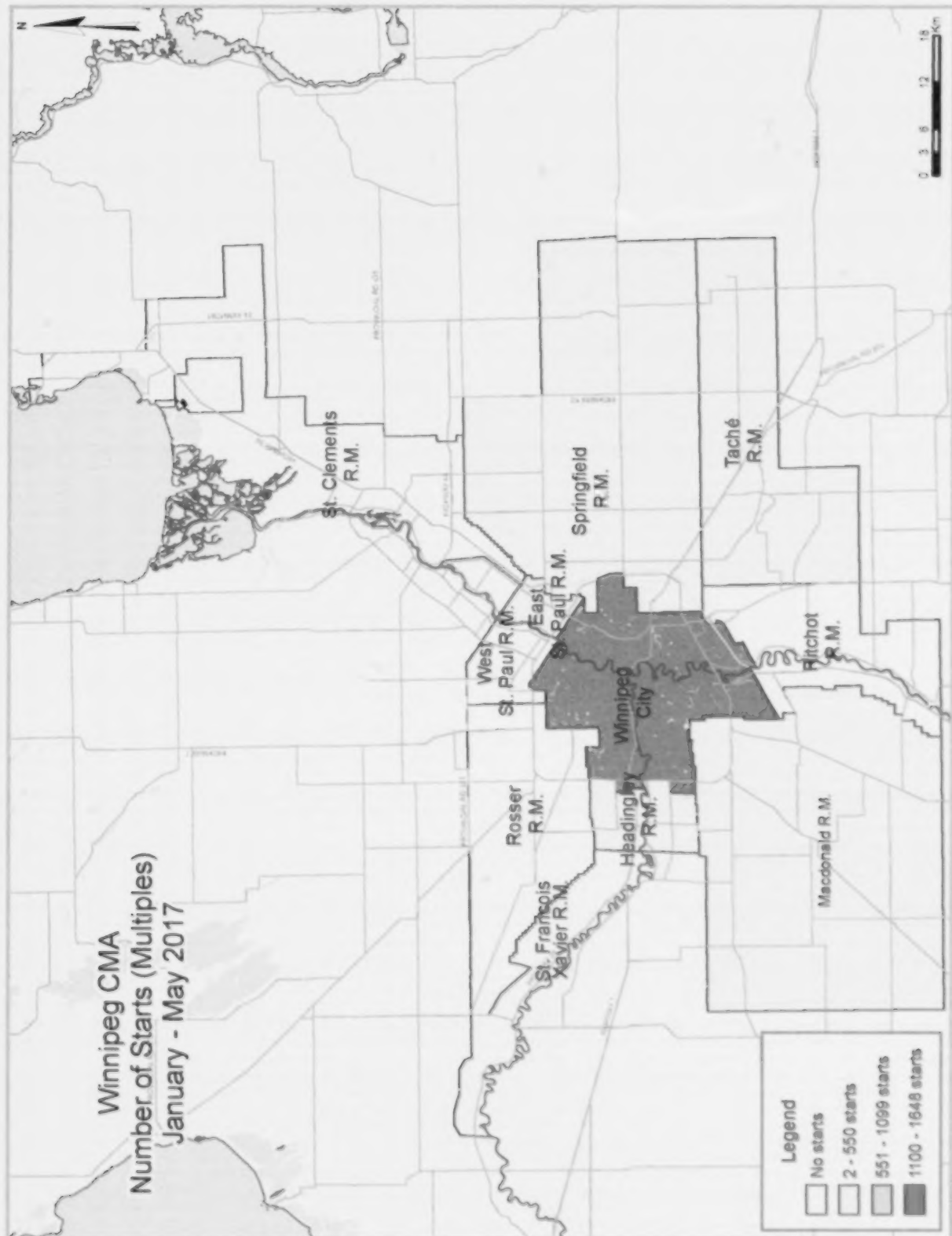
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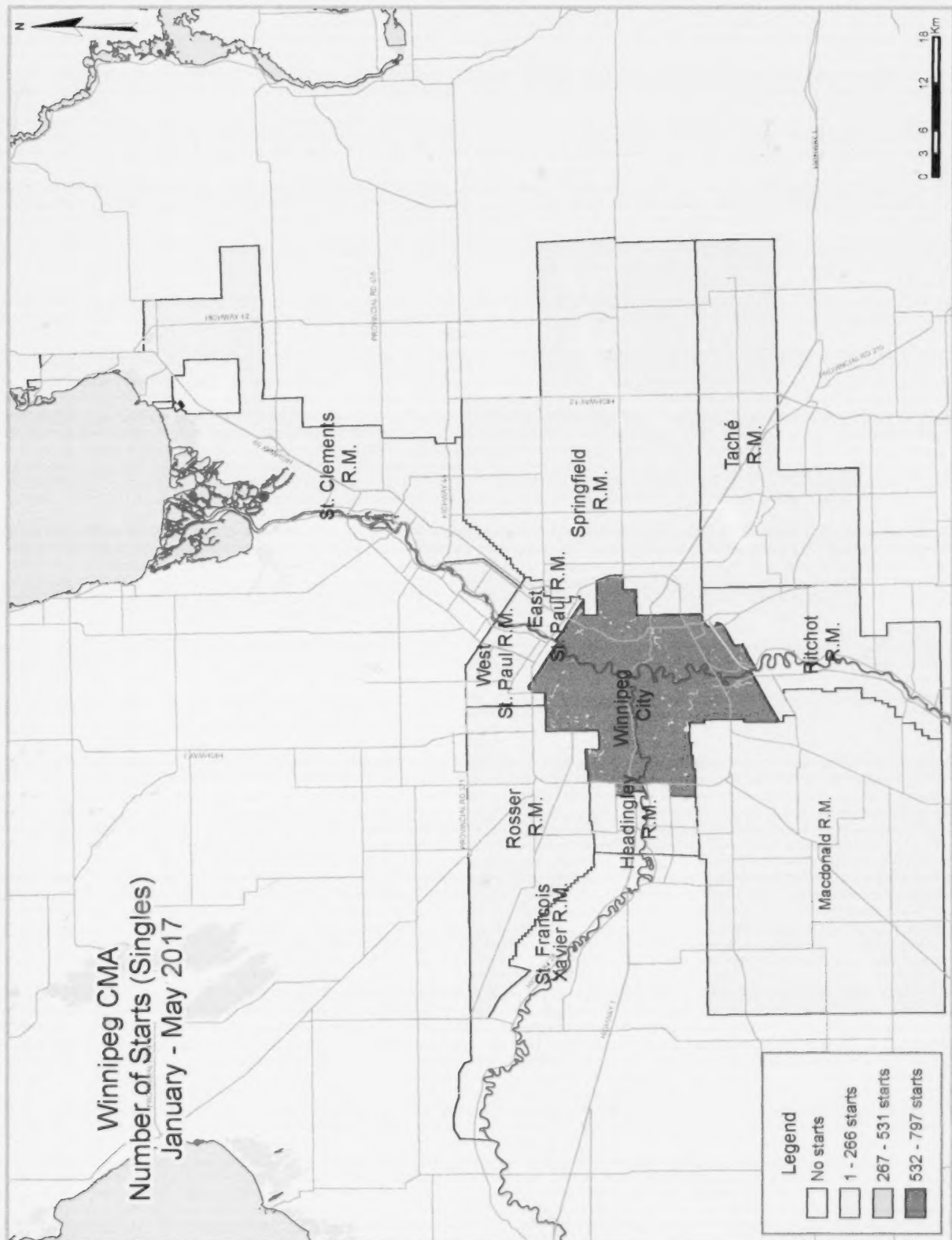
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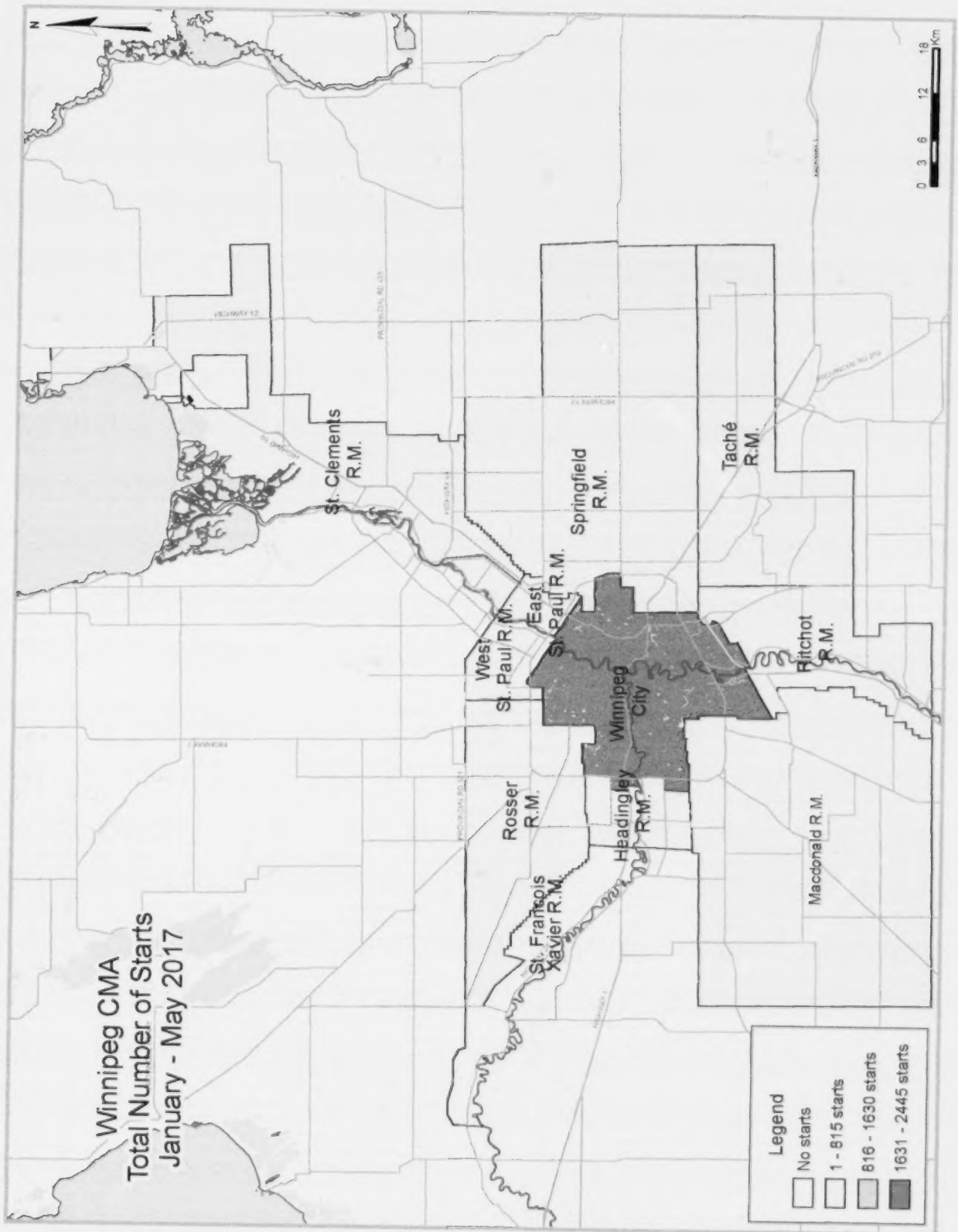












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
May 2017		
Winnipeg CMA¹	April 2017	May 2017
Trend ²	5,553	6,068
SAAR	4,206	8,506
	May 2016	May 2017
Actual		
May - Single-Detached	158	234
May - Multiples	240	488
May - Total	398	722
January to May - Single-Detached	690	958
January to May - Multiples	708	1,714
January to May - Total	1,398	2,672

Source: CMHC

¹ Census Metropolitan Area² The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2017	234	22	0	0	94	92	0	280	722
May 2016	158	16	0	0	41	14	0	169	398
% Change	48.1	37.5	n/a	n/a	129.3	**	n/a	65.7	81.4
Year-to-date 2017	956	86	0	2	268	832	8	520	2,672
Year-to-date 2016	690	70	0	0	120	182	21	315	1,398
% Change	38.6	22.9	n/a	n/a	123.3	**	-61.9	65.1	91.1
UNDER CONSTRUCTION									
May 2017	1,317	104	0	2	399	1,313	60	2,031	5,226
May 2016	997	126	12	1	210	1,192	81	2,158	4,777
% Change	32.1	-17.5	-100.0	100.0	90.0	10.2	-25.9	-5.9	9.4
COMPLETIONS									
May 2017	142	24	0	0	5	57	0	0	228
May 2016	120	8	0	0	24	20	0	0	172
% Change	18.3	200.0	n/a	n/a	-79.2	185.0	n/a	n/a	32.6
Year-to-date 2017	695	86	0	3	88	157	20	366	1,415
Year-to-date 2016	682	102	0	0	110	124	27	107	1,152
% Change	1.9	-15.7	n/a	n/a	-20.0	26.6	-25.9	**	22.8
COMPLETED & NOT ABSORBED									
May 2017	202	36	0	1	30	188	n/a	n/a	457
May 2016	216	36	1	2	54	303	n/a	n/a	612
% Change	-6.5	0.0	-100.0	-50.0	-44.4	-38.0	n/a	n/a	-25.3
ABSORBED									
May 2017	147	20	0	0	11	71	n/a	n/a	249
May 2016	148	23	0	0	29	42	n/a	n/a	242
% Change	-0.7	-13.0	n/a	n/a	-62.1	69.0	n/a	n/a	2.9
Year-to-date 2017	709	72	0	2	100	279	n/a	n/a	1,162
Year-to-date 2016	713	102	3	0	142	232	n/a	n/a	1,192
% Change	-0.6	-29.4	-100.0	n/a	-29.6	20.3	n/a	n/a	-2.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Winnipeg City									
May 2017	207	20	0	0	66	68	0	280	641
May 2016	138	16	0	0	38	0	0	169	361
East St. Paul R.M.									
May 2017	3	0	0	0	0	0	0	0	3
May 2016	2	0	0	0	0	0	0	0	2
Headingley R.M.									
May 2017	2	0	0	0	28	0	0	0	30
May 2016	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
May 2017	8	0	0	0	0	0	0	0	8
May 2016	4	0	0	0	0	14	0	0	18
Rosser R.M.									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2017	5	0	0	0	0	0	0	0	5
May 2016	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2017	6	2	0	0	0	0	0	0	8
May 2016	6	0	0	0	3	0	0	0	9
Tache R.M.									
May 2017	1	0	0	0	0	24	0	0	25
May 2016	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
May 2017	2	0	0	0	0	0	0	0	2
May 2016	1	0	0	0	0	0	0	0	1
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
May 2017	234	22	0	0	94	92	0	280	722
May 2016	158	16	0	0	41	14	0	169	398

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Winnipeg City									
May 2017	1,094	100	0	2	364	1,289	60	2,031	4,940
May 2016	800	116	8	1	204	1,154	54	2,158	4,495
East St. Paul R.M.									
May 2017	33	0	0	0	0	0	0	0	33
May 2016	24	0	0	0	0	0	0	0	24
Headingley R.M.									
May 2017	21	0	0	0	28	0	0	0	49
May 2016	12	0	0	0	0	0	21	0	33
MacDonald R.M.									
May 2017	46	0	0	0	7	0	0	0	53
May 2016	36	0	0	0	0	0	0	0	36
Ritchot R.M.									
May 2017	26	0	0	0	0	0	0	0	26
May 2016	20	2	0	0	0	14	6	0	42
Rosser R.M.									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
May 2017	24	0	0	0	0	0	0	0	24
May 2016	37	0	0	0	0	0	0	0	37
St. Francois Xavier R.M.									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2017	24	4	0	0	0	0	0	0	28
May 2016	30	8	0	0	6	0	0	0	44
Tache R.M.									
May 2017	20	0	0	0	0	24	0	0	44
May 2016	13	0	4	0	0	24	0	0	41
West St. Paul R.M.									
May 2017	29	0	0	0	0	0	0	0	29
May 2016	23	0	0	0	0	0	0	0	23
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
May 2017	1,317	104	0	2	399	1,313	60	2,031	5,226
May 2016	997	126	12	1	210	1,192	81	2,158	4,777

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total ⁴
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Winnipeg City									
May 2017	119	22	0	0	5	43	0	0	189
May 2016	94	8	0	0	24	20	0	0	146
East St. Paul R.M.									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	3	0	0	0	0	0	0	0	3
Headingley R.M.									
May 2017	1	0	0	0	0	0	0	0	1
May 2016	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
May 2017	5	2	0	0	0	0	0	0	7
May 2016	8	0	0	0	0	0	0	0	8
Ritchot R.M.									
May 2017	10	0	0	0	0	14	0	0	24
May 2016	3	0	0	0	0	0	0	0	3
Rosser R.M.									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2017	2	0	0	0	0	0	0	0	2
May 2016	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2017	3	0	0	0	0	0	0	0	3
May 2016	6	0	0	0	0	0	0	0	6
Tache R.M.									
May 2017	2	0	0	0	0	0	0	0	2
May 2016	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
May 2017	142	24	0	0	5	57	0	0	228
May 2016	120	8	0	0	24	20	0	0	172

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

May 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Winnipeg City									
May 2017	165	29	0	1	28	173	n/a	n/a	396
May 2016	174	32	0	2	54	284	n/a	n/a	546
East St. Paul R.M.									
May 2017	4	0	0	0	0	7	n/a	n/a	11
May 2016	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
May 2017	3	0	0	0	0	0	n/a	n/a	3
May 2016	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
May 2017	9	1	0	0	0	0	n/a	n/a	10
May 2016	13	0	0	0	0	0	n/a	n/a	13
Ritchot R.M.									
May 2017	5	0	0	0	0	4	n/a	n/a	9
May 2016	5	0	0	0	0	5	n/a	n/a	10
Rosser R.M.									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
May 2017	2	0	0	0	0	0	n/a	n/a	2
May 2016	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
May 2017	8	6	0	0	0	0	n/a	n/a	14
May 2016	8	4	1	0	0	0	n/a	n/a	13
Tache R.M.									
May 2017	4	0	0	0	2	4	n/a	n/a	10
May 2016	2	0	0	0	0	14	n/a	n/a	16
West St. Paul R.M.									
May 2017	2	0	0	0	0	0	n/a	n/a	2
May 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
May 2017	202	36	0	1	30	188	n/a	n/a	457
May 2016	216	36	1	2	54	303	n/a	n/a	612

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Winnipeg City									
May 2017	125	18	0	0	9	61	n/a	n/a	213
May 2016	123	22	0	0	29	37	n/a	n/a	211
East St. Paul R.M.									
May 2017	1	0	0	0	0	0	n/a	n/a	1
May 2016	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
May 2017	1	0	0	0	0	0	n/a	n/a	1
May 2016	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
May 2017	3	1	0	0	1	0	n/a	n/a	5
May 2016	6	0	0	0	0	0	n/a	n/a	6
Ritchot R.M.									
May 2017	8	0	0	0	0	10	n/a	n/a	18
May 2016	2	0	0	0	0	4	n/a	n/a	6
Rosser R.M.									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
May 2017	2	0	0	0	0	0	n/a	n/a	2
May 2016	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
May 2017	5	1	0	0	0	0	n/a	n/a	6
May 2016	7	1	0	0	0	0	n/a	n/a	8
Tache R.M.									
May 2017	2	0	0	0	1	0	n/a	n/a	3
May 2016	1	0	0	0	0	1	n/a	n/a	2
West St. Paul R.M.									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
First Nations									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
May 2017	147	20	0	0	11	71	n/a	n/a	249
May 2016	148	23	0	0	29	42	n/a	n/a	242

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3: History of Housing Starts of Winnipeg CMA
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**May 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Winnipeg City	207	138	20	18	66	36	348	169	641	361	77.6
East St. Paul R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Headingley R.M.	2	0	0	0	28	0	0	0	30	0	n/a
MacDonald R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Ritchot R.M.	8	4	0	0	0	0	0	14	8	18	-55.6
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	4	0	0	0	0	0	0	5	4	25.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	6	6	2	0	0	3	0	0	8	9	-11.1
Tache R.M.	1	1	0	0	0	0	24	0	25	1	**
West St. Paul R.M.	2	1	0	0	0	0	0	0	2	1	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	234	158	22	18	94	39	372	183	722	398	81.4

Table 2.1: Starts by Submarket and by Dwelling Type**January - May 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	797	572	84	70	244	104	1,320	483	2,445	1,229	98.9
East St. Paul R.M.	16	11	0	0	0	0	8	0	24	11	118.2
Headingley R.M.	14	4	0	0	28	21	0	0	42	25	68.0
MacDonald R.M.	46	27	2	0	0	0	0	0	48	27	77.8
Ritchot R.M.	22	13	0	2	0	0	0	14	22	29	-24.1
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	12	20	0	0	0	0	0	0	12	20	-40.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	30	22	4	8	0	6	0	0	34	36	-5.6
Tache R.M.	11	10	0	0	0	0	24	0	35	10	**
West St. Paul R.M.	9	9	0	0	0	0	0	0	9	9	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	958	690	90	80	272	131	1,352	497	2,672	1,398	91.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Winnipeg City	66	36	0	0	68	0	280	169
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	28	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	0	0	0	0	24	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	94	39	0	0	92	14	280	169

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	236	104	8	0	800	168	520	315
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	28	0	0	21	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	6	0	0	0	0	0	0
Tache R.M.	0	0	0	0	24	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	264	110	8	21	832	182	520	315

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market**May 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Winnipeg City	227	154	134	38	280	169	641	361
East St. Paul R.M.	3	2	0	0	0	0	3	2
Headingley R.M.	2	0	28	0	0	0	30	0
MacDonald R.M.	0	2	0	0	0	0	0	2
Ritchot R.M.	8	4	0	14	0	0	8	18
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	4	0	0	0	0	5	4
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	8	6	0	3	0	0	8	9
Tache R.M.	1	1	24	0	0	0	25	1
West St. Paul R.M.	2	1	0	0	0	0	2	1
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	256	174	186	55	280	169	722	398

Table 2.5: Starts by Submarket and by Intended Market**January - May 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	875	632	1,042	282	528	315	2,445	1,229
East St. Paul R.M.	16	11	8	0	0	0	24	11
Headingley R.M.	14	4	28	0	0	21	42	25
MacDonald R.M.	48	27	0	0	0	0	48	27
Ritchot R.M.	22	15	0	14	0	0	22	29
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	12	20	0	0	0	0	12	20
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	34	30	0	6	0	0	34	36
Tache R.M.	11	10	24	0	0	0	35	10
West St. Paul R.M.	9	9	0	0	0	0	9	9
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,042	760	1,102	302	528	336	2,672	1,398

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Winnipeg City	119	94	22	16	5	16	43	20	189	146	29.5
East St. Paul R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Headingley R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
MacDonald R.M.	5	8	2	0	0	0	0	0	7	8	-12.5
Ritchot R.M.	10	3	0	0	0	0	14	0	24	3	***
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
Tache R.M.	2	1	0	0	0	0	0	0	2	1	100.0
West St. Paul R.M.	0	0	0	0	0	0	0	0	0	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	142	120	24	16	5	16	57	20	228	172	32.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	530	508	82	122	97	109	501	231	1,210	970	24.7
East St. Paul R.M.	12	22	0	0	0	0	8	0	20	22	-9.1
Headingley R.M.	9	6	0	0	0	0	0	0	9	6	50.0
MacDonald R.M.	43	20	4	0	0	0	0	0	47	20	135.0
Ritchot R.M.	27	9	2	2	0	0	14	0	43	11	***
Rosser R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Clements R.M.	13	37	0	0	0	0	0	0	13	37	-64.9
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	34	38	4	6	0	0	0	0	38	44	-13.6
Tache R.M.	16	16	0	0	4	0	0	0	20	16	25.0
West St. Paul R.M.	13	24	0	0	0	0	0	0	13	24	-45.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	699	682	92	130	101	109	523	231	1,415	1,152	22.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Winnipeg City	5	16	0	0	43	20	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	5	16	0	0	57	20	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	78	88	19	21	135	124	366	107
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	82	88	19	21	157	124	366	107

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Winnipeg City	141	102	48	44	0	0	189	146
East St. Paul R.M.	0	3	0	0	0	0	0	3
Headingley R.M.	1	2	0	0	0	0	1	2
MacDonald R.M.	7	8	0	0	0	0	7	8
Ritchot R.M.	10	3	14	0	0	0	24	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	3	0	0	0	0	2	3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	6	0	0	0	0	3	6
Tache R.M.	2	1	0	0	0	0	2	1
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	166	128	62	44	0	0	228	172

Table 3.5: Completions by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	606	604	218	234	386	132	1,210	970
East St. Paul R.M.	12	22	8	0	0	0	20	22
Headingley R.M.	9	6	0	0	0	0	9	6
MacDonald R.M.	43	20	4	0	0	0	47	20
Ritchot R.M.	29	11	14	0	0	0	43	11
Rosser R.M.	2	1	0	0	0	0	2	1
St. Clements R.M.	13	37	0	0	0	0	13	37
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	38	42	0	0	0	2	38	44
Tache R.M.	16	16	4	0	0	0	20	16
West St. Paul R.M.	13	24	0	0	0	0	13	24
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	781	784	248	234	386	134	1,415	1,152

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

May 2017

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
May 2017	32	26.2	36	29.5	25	20.5	13	10.7	16	13.1	122	-	406,640
May 2016	30	24.8	49	40.5	18	14.9	8	6.6	16	13.2	121	-	-
Year-to-date 2017	151	28.4	153	28.8	121	22.8	47	8.9	59	11.1	531	-	406,093
Year-to-date 2016	124	24.3	176	34.4	83	16.2	55	10.8	73	14.3	511	-	412,349
East St. Paul R.M.													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
May 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Headingley R.M.													
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
MacDonald R.M.													
May 2017	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	-	-
May 2016	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	-	-
Year-to-date 2017	11	28.9	4	10.5	8	21.1	7	18.4	8	21.1	38	-	427,694
Year-to-date 2016	3	13.6	0	0.0	8	36.4	4	18.2	7	31.8	22	-	506,781
Ritchot R.M.													
May 2017	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0	8	-	349,388
May 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	9	42.9	11	52.4	0	0.0	0	0.0	1	4.8	21	-	349,388
Year-to-date 2016	1	11.1	8	88.9	0	0.0	0	0.0	0	0.0	9	-	-
Rosser R.M.													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	-	-
St. Francois Xavier R.M.													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

May 2017

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
May 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
May 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	1	5.9	7	41.2	5	29.4	3	17.6	1	5.9	17	-	-
Year-to-date 2016	2	15.4	3	23.1	7	53.8	0	0.0	1	7.7	13	-	394,975
Tache R.M.													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	7	46.7	5	33.3	2	13.3	1	6.7	0	0.0	15	-	350,380
Year-to-date 2016	7	58.3	4	33.3	1	8.3	0	0.0	0	0.0	12	-	-
West St. Paul R.M.													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	2	28.6	0	0.0	0	0.0	5	71.4	7	-	600,000
First Nations													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
May 2017	37	27.0	42	30.7	26	19.0	13	9.5	19	13.9	137	-	409,885
May 2016	31	23.0	53	39.3	19	14.1	10	7.4	22	16.3	135	-	-
Year-to-date 2017	180	28.3	181	28.5	136	21.4	58	9.1	80	12.6	635	-	407,819
Year-to-date 2016	142	24.1	193	32.7	99	16.8	60	10.2	96	16.3	590	-	416,043

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
May 2017

Submarket	May 2017	May 2016	% Change	YTD 2017	YTD 2016	% Change
Winnipeg City	406,640	-	n/a	406,093	412,349	-1.5
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	-	-	n/a	427,694	506,781	-15.6
Ritchot R.M.	349,388	-	n/a	349,388	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	-	n/a	-	394,975	n/a
Tache R.M.	-	-	n/a	350,380	-	n/a
West St. Paul R.M.	-	-	n/a	-	600,000	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	409,885	-	n/a	407,819	416,043	-2.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

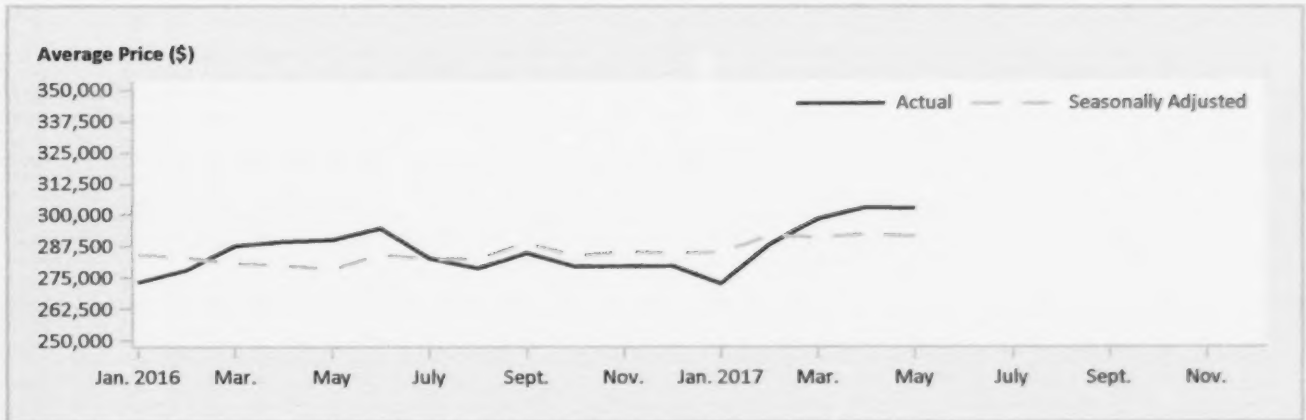


Figure 5.2: MLS® Residential Sales for Winnipeg

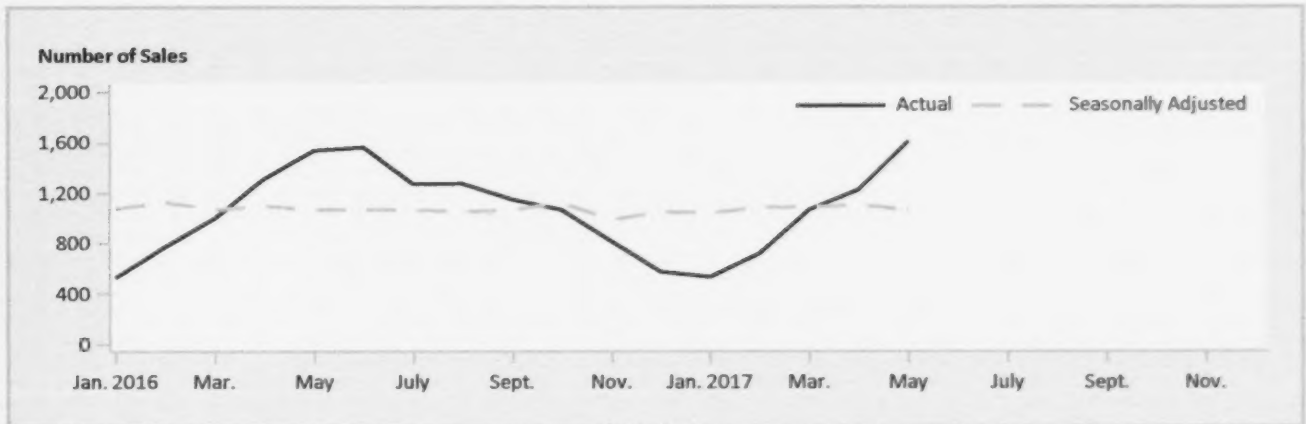
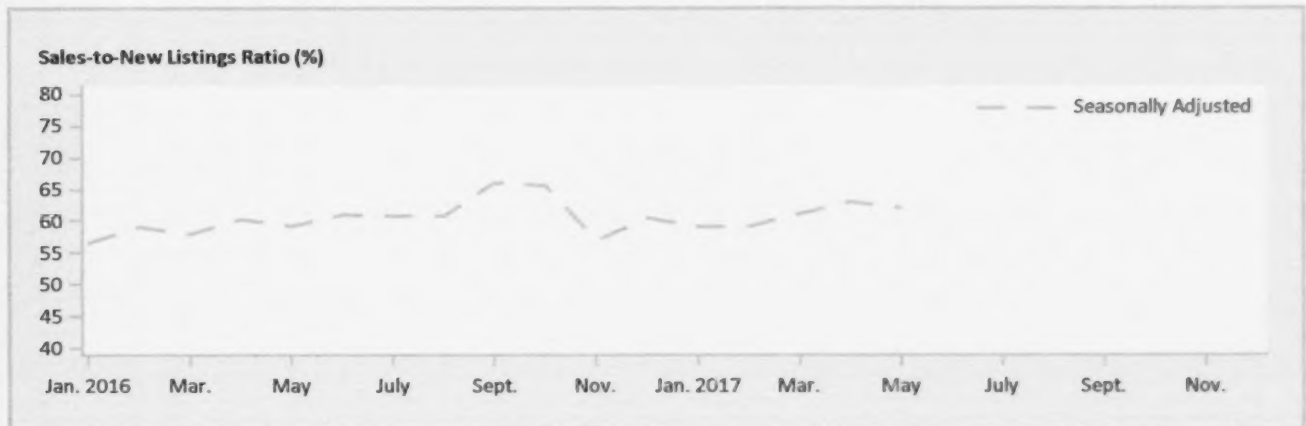


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators

May 2017

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	97.9	126.7	423	6.4	68.8	864
	February	561	3.14	4.64	97.9	126.4	424	6.3	68.8	866
	March	561	3.14	4.64	98.1	127.6	425	6.3	68.8	866
	April	561	3.14	4.64	98.3	127.8	426	6.3	68.8	864
	May	561	3.14	4.64	98.5	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	98.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	98.9	128.8	425	6.5	68.6	863
	August	567	3.14	4.74	99.0	128.9	424	6.6	68.4	860
	September	561	3.14	4.64	99.4	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	99.9	129.2	425	6.8	68.4	848
	November	561	3.14	4.64	100.0	127.7	425	6.9	68.5	846
	December	561	3.14	4.64	100.0	127.6	426	6.9	68.6	849
2017	January	561	3.14	4.64	100.3	129.4	426	6.7	68.3	861
	February	561	3.14	4.64	100.5	129.3	426	6.7	68.3	870
	March	561	3.14	4.64	100.5	129.7	426	6.5	68.0	883
	April	561	3.14	4.64	101.3	130.1	426	6.3	67.8	886
	May	561	3.14	4.64		130.0	428	5.9	67.6	889
	June									
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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